

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 28, 2016

8:00 P.M.

Room 206

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #310, Flood Damage Prevention Application #355, Land Filling & Regrading Application #384, Susan Weaver, 21 Baywater Drive. Proposal to remove the existing residence, and construct a replacement single-family residence, and to perform related site development activities within regulated areas. The subject property is located on the south side of Baywater Drive, approximately 720 feet east of its intersection with Nearwater Lane, and is shown on Assessor's Map #55 as Lot #97 in the R-NBD Zone. *PUBLIC HEARING OPENED ON 6/7/2016.*

Business Site Plan Application #293/Special Permit, John Hertz & Robert Wood, 131 Hollow Tree Ridge Road. Proposal to construct a self-storage facility with associated office, housing, and commuter parking, and to perform related site development activities. The subject property is located on the west side of Hollow Tree Ridge Road, approximately 100 feet south of its intersection with Heights Road, and is shown on Assessor's Map #48 as Lot #3 in the 3.7AH Zone.

Land Filling, Excavation & Regrading Application #382, CL Darien Partners, LLC, 277 Hoyt Street. Proposal to fill and regrade in association with the construction of a new single-family residence and to perform related site development activities. The subject property is located on the east side of Hoyt Street, approximately 60 feet north of the intersection of Hoyt Street and Wakemore Street, and is shown on Assessor's Map #8 as Lot #210 & #211 in the R-1/3 Zone.

Land Filling & Regrading Application #385, Michael & Devin Conroy, 20 Wakemore Street. Proposal to regrade within fifteen feet of a property line in association with the construction of additions and alterations to an existing residence, and to perform related site development activities. The subject property is located on the north side of Wakemore Street, approximately 450 feet east of its intersection with Hoyt Street, and is shown on Assessor's Map #8 as Lot #219 in the R-1/3 Zone.

Coastal Site Plan Review #311, Flood Damage Prevention Application #356, Dan & Stacie Allen, 77 Five Mile River Road. Proposal to construct additions and alterations to an existing residence; remove the existing pool and construct a new in-ground pool with associated retaining wall; and to perform related site development activities within regulated areas. The subject property is located on the east side of Five Mile River Road, approximately 1,350 feet north of its intersection with Davis Lane, and is shown on Assessor's Map #66 as Lot #17 in the R-1/2 Zone.

Land Filling & Regrading Application #383, Nicholas & Autumn Robert, 7 Whaling Road. Proposal to construct a new swimming pool with associated retaining wall, stone patio, and underground storage (at garage level), and perform related site development activities. The subject property is located on the east side of Whaling Road, approximately 400 feet north of its intersection with Salem Straits, and is shown on Assessor's Map #62 as Lot #54 in the R-1 Zone.

GENERAL MEETING (to start no earlier than 9:45 p.m.)

Amendment of Special Permit Application #89-F(2)/Site Plan, Darien Public Works, 126 Ledge Road.

Proposal for a new Swap Shop building to replace the existing Swap Shop tent.

Discussion and deliberations and possible decisions regarding the following:

Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road. Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. *PUBLIC HEARING CLOSED ON 4/26/2016. DECISION DEADLINE: 6/30/2016.*

Coastal Site Plan Review #246-A, Flood Damage Prevention Application #91-B, Anne Dempsey Sullivan, 124 Pear Tree Point Road. Proposal to demolish most of an existing residence, construct an addition, and raise the floor elevation to be compliant with the current FEMA flood zone, and perform related site development activities within regulated areas.

Business Site Plan #138-B/Special Permit, BLCR Holdings, LLC, William Raveis Real Estate, 22 Old King's Highway South. Proposal to construct additions and alterations to the existing office building and perform related site development activities; and to apply for a Special Permit for a first floor real estate office use in the CBD Zone.

Deliberations ONLY regarding the following (time permitting):

Amendments to the Darien Zoning Regulations put forth by Noroton Heights Shopping Center, Inc., and FR Darien, LLC (COZR #6-2016). Proposal to amend Section 680 *et. seq.* and the inclusion of a new subsection 687 (Public Plazas). These proposed amendments address redevelopment in the Noroton Heights Redevelopment (NHR) Zone, and would allow for an increase in: number of stories of building height; building height in feet; Developed Site Area; and allow for larger dwelling units. Amendments are also proposed to Sections 905 (Joint Parking), by adding a new subsection 905.2 (Joint Parking in Mixed Use Developments). This will allow residential parking to be separated from non-residential parking. Amendments to subsection 907 (Parking Structures), would allow for subsurface parking without such being counted as stories, and will allow such subsurface parking structures to be located within minimum yard areas. The amendments to Sections 905 and 907 would apply to all zoning districts in Darien. *PUBLIC HEARING CLOSED ON MAY 24, 2016. DECISION DEADLINE: JULY 29, 2016.*

Flood Damage Prevention Application #352, Land Filling & Regrading Application #377, Everett Schenk, 19 Salisbury Road. Proposal to fill and regrade in conjunction with the construction of a replacement residence, with associated stormwater management and septic system, and to perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED ON JUNE 7, 2016. DECISION DEADLINE: AUGUST 11, 2016.*

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.